

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 835 Columbia St.
Historic District / Landmark Houston Heights South HCAD # 02024600000063
Subdivision Houston Heights Lot 2 and 3 Block 250

DESIGNATION TYPE

- ☐ Landmark ☐ Contributing
☐ Protected Landmark ☒ Noncontributing
☐ Archaeological Site ☐ Vacant

PROPOSED ACTION

- ☐ Alteration or Addition ☐ Relocation
☐ Restoration ☐ Demolition
☒ New Construction ☐ Excavation

DOCUMENTS

☒ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Tomas & Rachel Perez
Company _____
Mailing Address 835 Columbia St.
Houston, TX, 77007
Phone 281-753-1241
Email [REDACTED]
Signature _____
Date _____

APPLICANT (if other than owner)

Name Alexander Ridgway
Company Brickmoon Design
Mailing Address 1438 Campbell Rd. Suite 202
Houston, TX, 77055
Phone 281-501-2712
Email [REDACTED]
Signature [Signature]
Date 2.2.16

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ____/____/____ Application complete: ____/____/____

CERTIFICATE OF APPROPRIATENESS

NEW CONSTRUCTION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 835 Columbia St.

NEW BUILDING TYPE

- ☒ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☒ garage
- ☐ carport
- ☐ accessory structure
- ☐ other

DRAWINGS

scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- ☒ site plan
- ☒ floor plans
- ☒ window and door schedule
- ☒ roof plan
- ☒ elevations (all sides)
- ☒ perspective

WRITTEN DESCRIPTION

- ☒ describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- ☒ materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- ☒ site as seen from street, from front and corners, include neighboring properties



To: Houston Archaeological and Historical Commission

From: Brickmoon Design

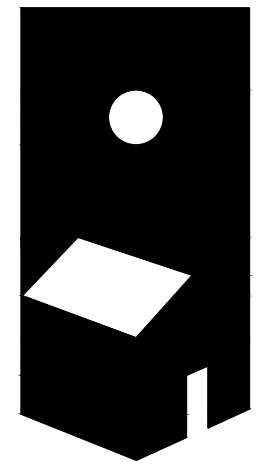
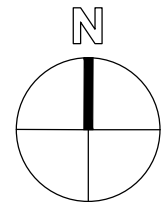
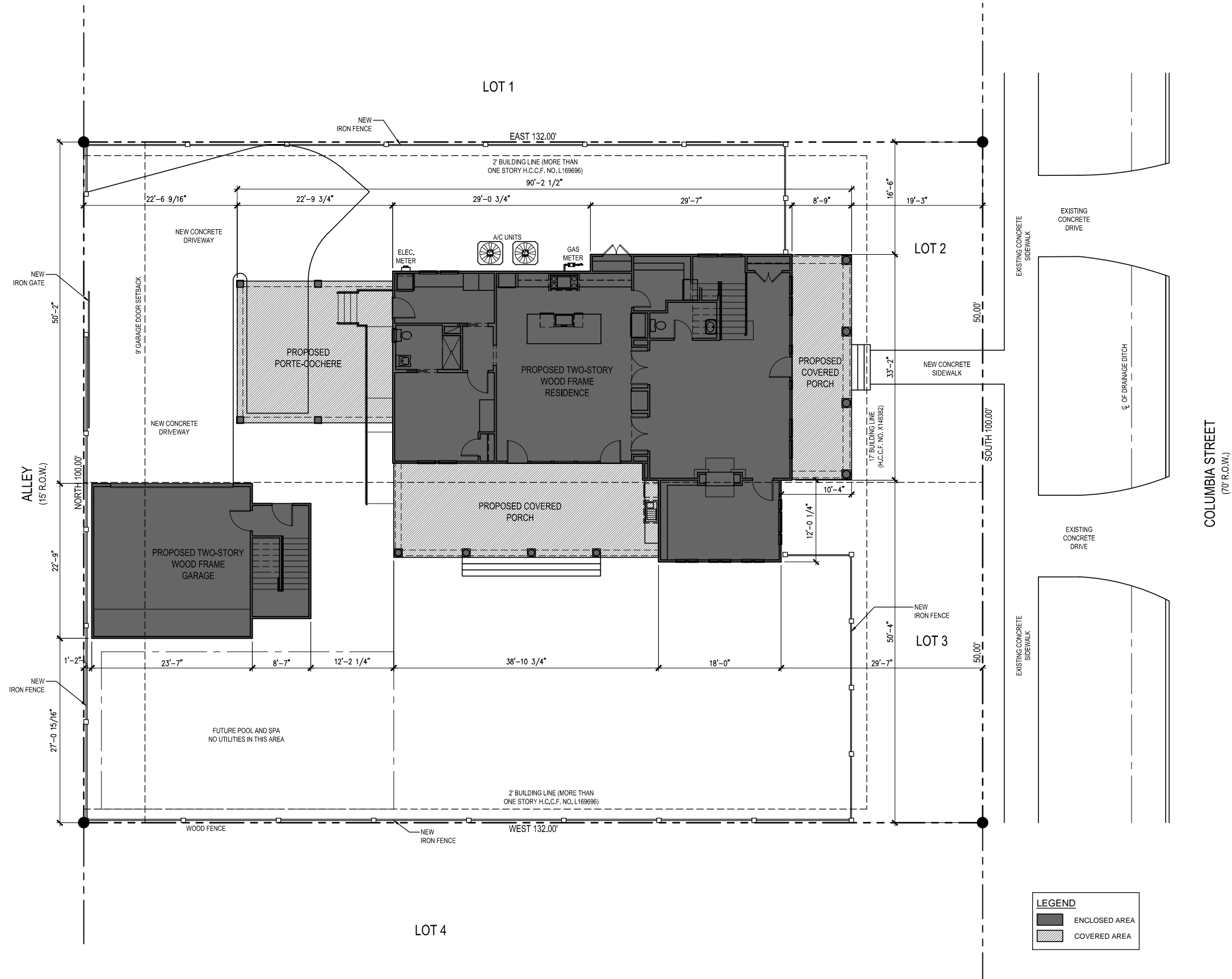
Date: February 3, 2016

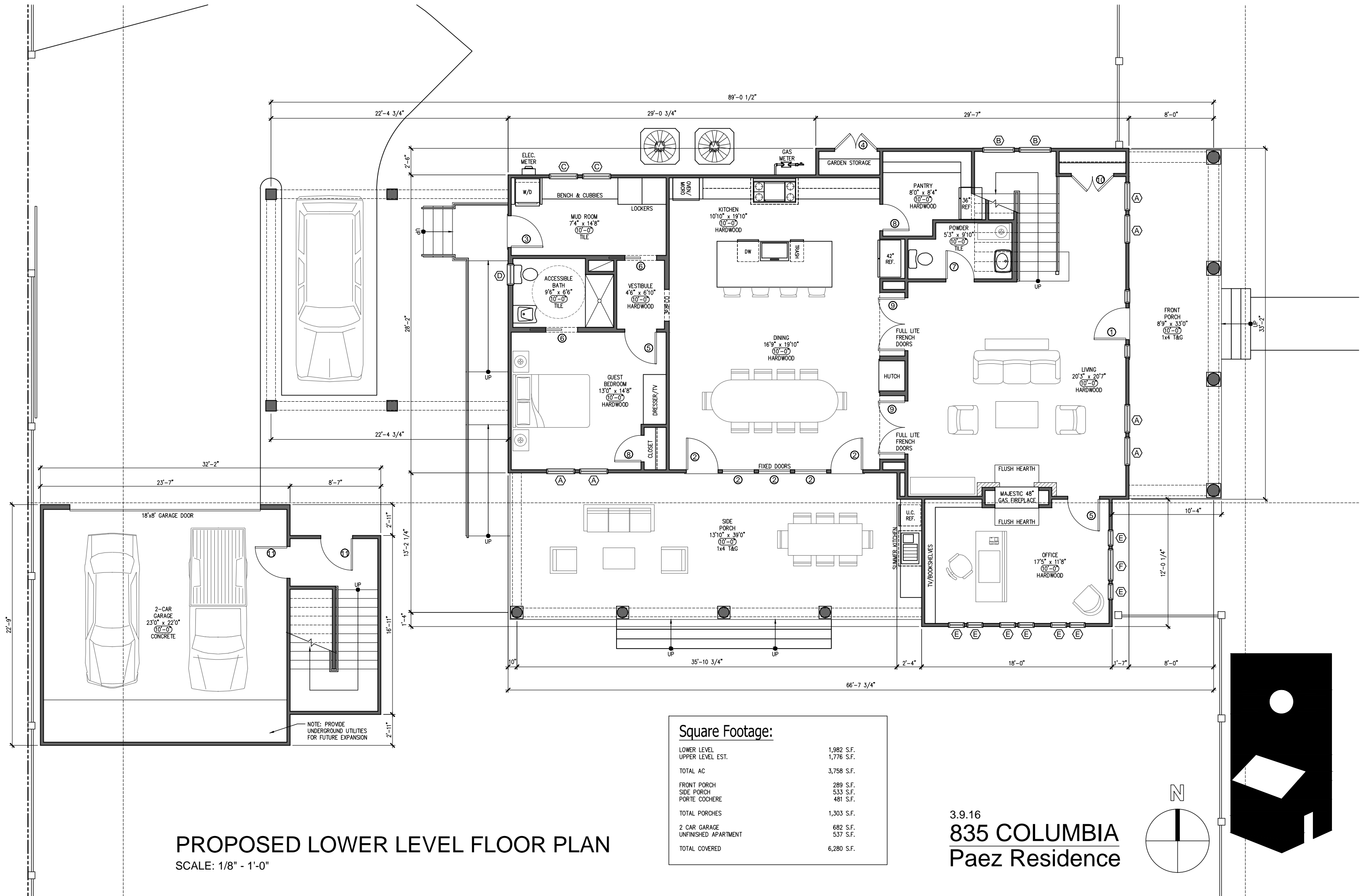
Subject: COA Application – 835 Columbia Description

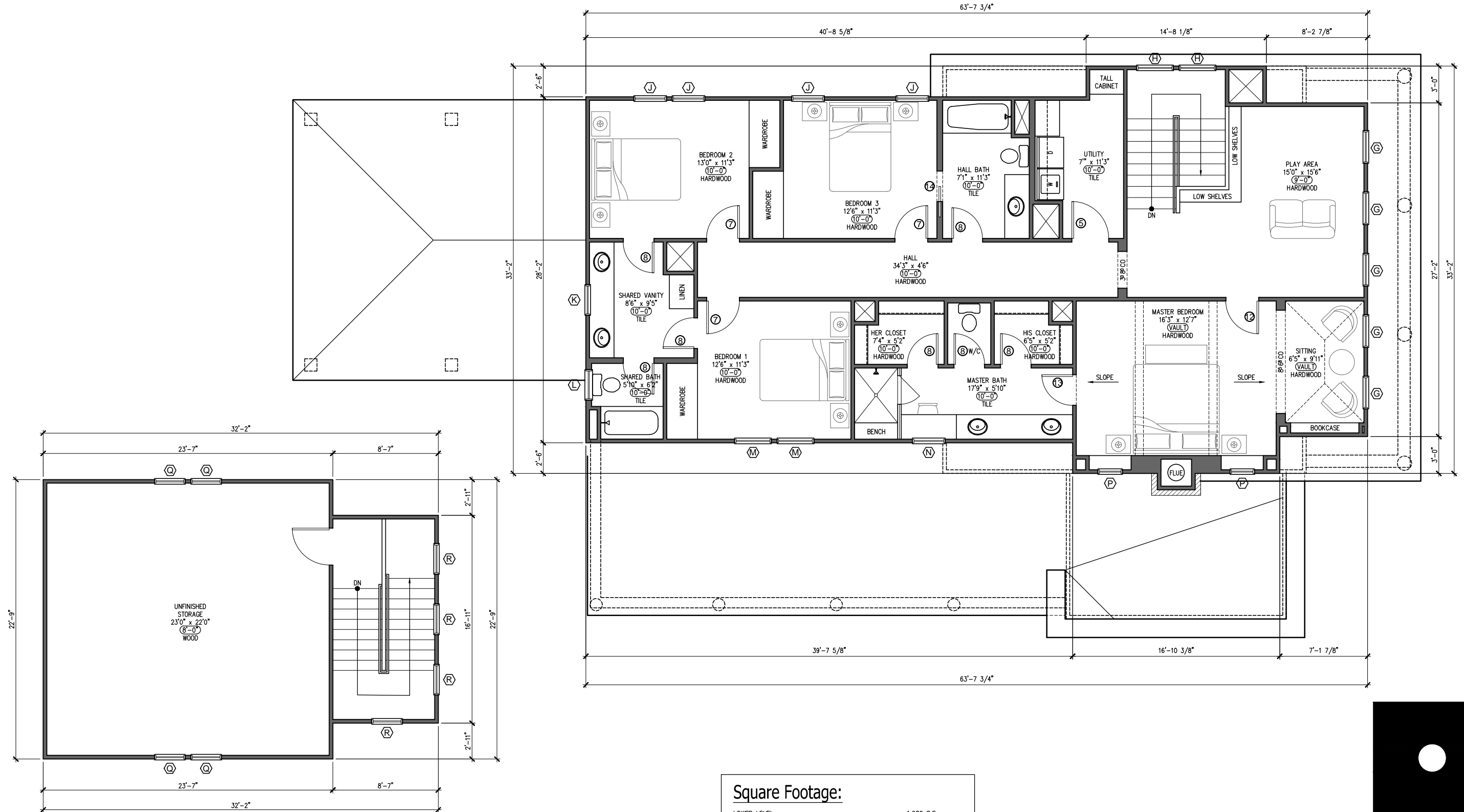
This project consists of constructing a new 2-story, 3,758 square foot residence with a new 2-story 1,219 square foot detached garage. The project is situated on a 13,200 square foot double lot. The existing, non-contributing residence is to be demolished.

The new residence will be on a crawl space with a finish floor height of 2'-8" above surrounding grade. The ridge height of the residence will be 30'-6 3/8" with an eave height of 11'-10 3/4". The new detached garage will be on a concrete slab on grade foundation. The ridge height of the garage will be 26'-6 3/4" with an eave height of 14'-5 3/4".

Both the new residence and detached garage will be clad in James Hardie 8 1/4" Lap Siding with a 7" exposure, painted. The office portion of the new residence will be clad with wood and cement board panels and trim, painted. All new windows will be Jeld-Wen Siteline Wood Casement and Jeld-Wen Siteline Wood Double Hung. All will have a recessed profile. The residence and detached garage will have dimensional asphalt shingle roofing. The crawlspace of the residence will be ventilated using wood lattice panels.



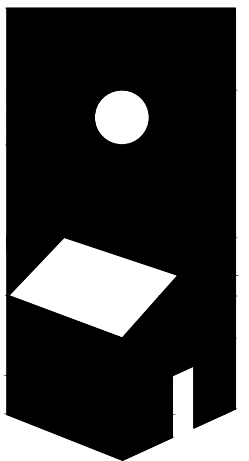
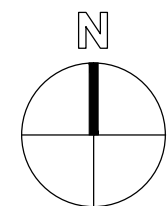




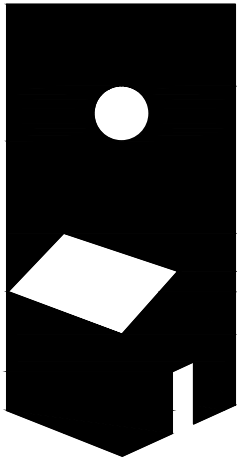
PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

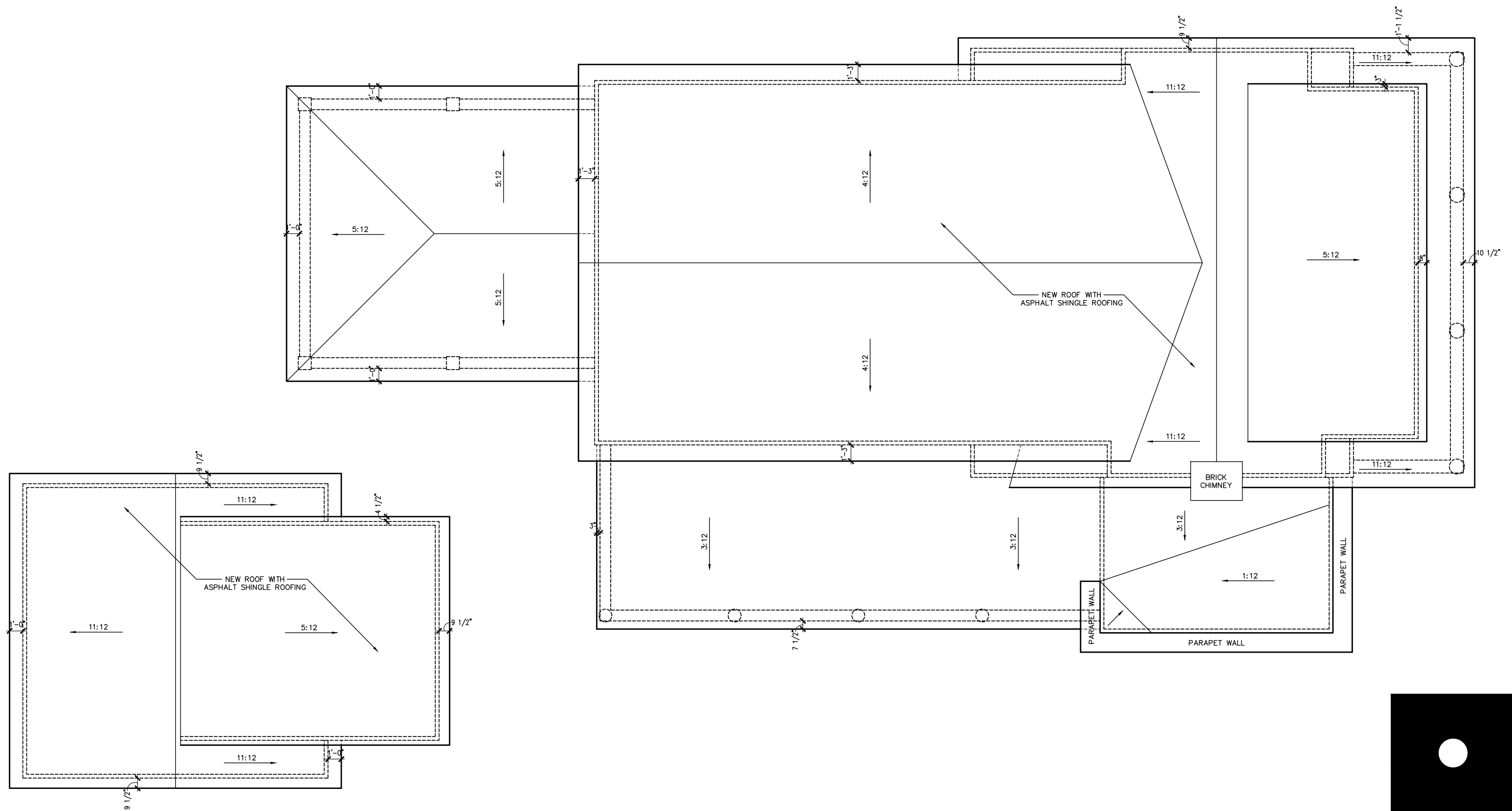
Square Footage:	
LOWER LEVEL	1,982 S.F.
UPPER LEVEL EST.	1,776 S.F.
TOTAL AC	3,758 S.F.
FRONT PORCH	289 S.F.
SIDE PORCH	533 S.F.
PORTE COCHERE	481 S.F.
TOTAL PORCHES	1,303 S.F.
2 CAR GARAGE	682 S.F.
UNFINISHED APARTMENT	537 S.F.
TOTAL COVERED	6,280 S.F.

3.9.16
835 COLUMBIA
Paez Residence



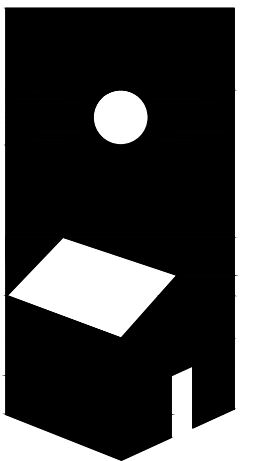
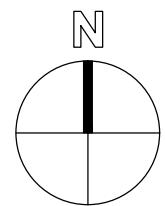
WINDOW SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
Ⓐ	6	2'-8"	6'-0"	DOUBLE HUNG	LIVING, GUEST BEDROOM, 4/1, NEW WOOD WINDOW
Ⓑ	2	3'-0"	7'-0"	FIXED	STAIR LANDING, 8 LITE, NEW WOOD WINDOW
Ⓒ	2	2'-8"	5'-0"	CASEMENT	MUD ROOM, 6 LITE, NEW WOOD WINDOW
Ⓓ	1	2'-0"	3'-0"	CASEMENT	ACCESSIBLE BATH, 4 LITE, NEW WOOD WINDOW
Ⓔ	8	1'-6"	7'-0"	CASEMENT	OFFICE, 4 LITE, NEW WOOD WINDOW
Ⓕ	1	3'-0"	7'-0"	CASEMENT	OFFICE, 8 LITE, NEW WOOD WINDOW
Ⓖ	5	2'-8"	4'-4"	CASEMENT	MASTER SITTING, PLAY AREA, 6 LITE, NEW WOOD WINDOW
Ⓗ	2	3'-0"	2'-0"	FIXED	STAIR LANDING, 2 LITE, NEW WOOD WINDOW
Ⓙ	4	2'-8"	5'-6"	CASEMENT	BEDROOM 2, BEDROOM 3, 8 LITE, NEW WOOD WINDOW
Ⓚ	1	2'-6"	4'-0"	FIXED	SHARED VANITY, 4 LITE, NEW WOOD WINDOW
Ⓛ	1	2'-6"	4'-0"	CASEMENT	SHARED BATH, 2x6 WALL, 4 LITE, NEW WOOD WINDOW
Ⓜ	2	3'-0"	5'-6"	DOUBLE HUNG	BEDROOM 1, 4/1, NEW WOOD WINDOW
Ⓝ	1	2'-8"	4'-6"	CASEMENT	MASTER BATHROOM, 6 LITE, NEW WOOD WINDOW
Ⓟ	2	2'-0"	3'-0"	FIXED	MASTER BEDROOM, 4 LITE, NEW WOOD WINDOW
Ⓢ	4	2'-6"	4'-6"	CASEMENT	UNFINISHED STORAGE, 6 LITE, NEW WOOD WINDOW
Ⓡ	4	2'-6"	4'-6"	FIXED	GARAGE STAIR, 6 LITE, NEW WOOD WINDOW
DOOR SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
①	1	3'-0"	8'-0"	EXTERIOR	FRONT DOOR W/ 15" SIDE LIGHTS EACH SIDE
②	5	3'-0"	8'-0"	EXTERIOR	DINING, 2 OPERABLE, 3 FIXED
③	1	3'-0"	8'-0"	EXTERIOR	MUD ROOM
④	1	(2)2'-0"	6'-8"	EXTERIOR	GARDEN STORAGE
⑤	3	3'-0"	8'-0"	INTERIOR	GUEST BEDROOM, OFFICE, UTILITY
⑥	2	3'-0"	8'-0"	POCKET DOOR	ACCESSIBLE BATH, MUD ROOM
⑦	4	2'-8"	8'-0"	INTERIOR	POWDER ROOM, BEDROOM 1, BEDROOM 2, BEDROOM 3
⑧	9	2'-6"	8'-0"	INTERIOR	GUEST BED CLOS., PANTRY, HALL BATH, MASTER BATH, SHARED BATH
⑨	2	(2)2'-6"	8'-0"	INTERIOR	LIVING ROOM, FULL-LITE FRENCH DOORS
⑩	1	(2)2'-0"	8'-0"	INTERIOR	ENTRY, DOUBLE DOOR
⑪	2	3'-0"	8'-0"	EXTERIOR	GARAGE
⑫	1	2'-8"	6'-8"	INTERIOR	MASTER BEDROOM
⑬	1	2'-6"	6'-8"	INTERIOR	MASTER BATHROOM
⑭	1	2'-6"	8'-0"	POCKET DOOR	HALL BATH





PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

3.9.16
835 COLUMBIA
Paez Residence

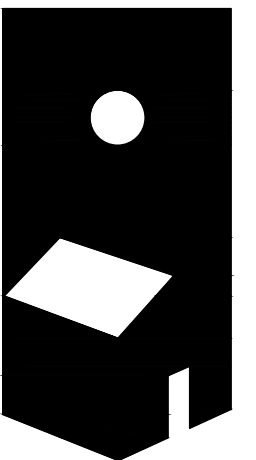


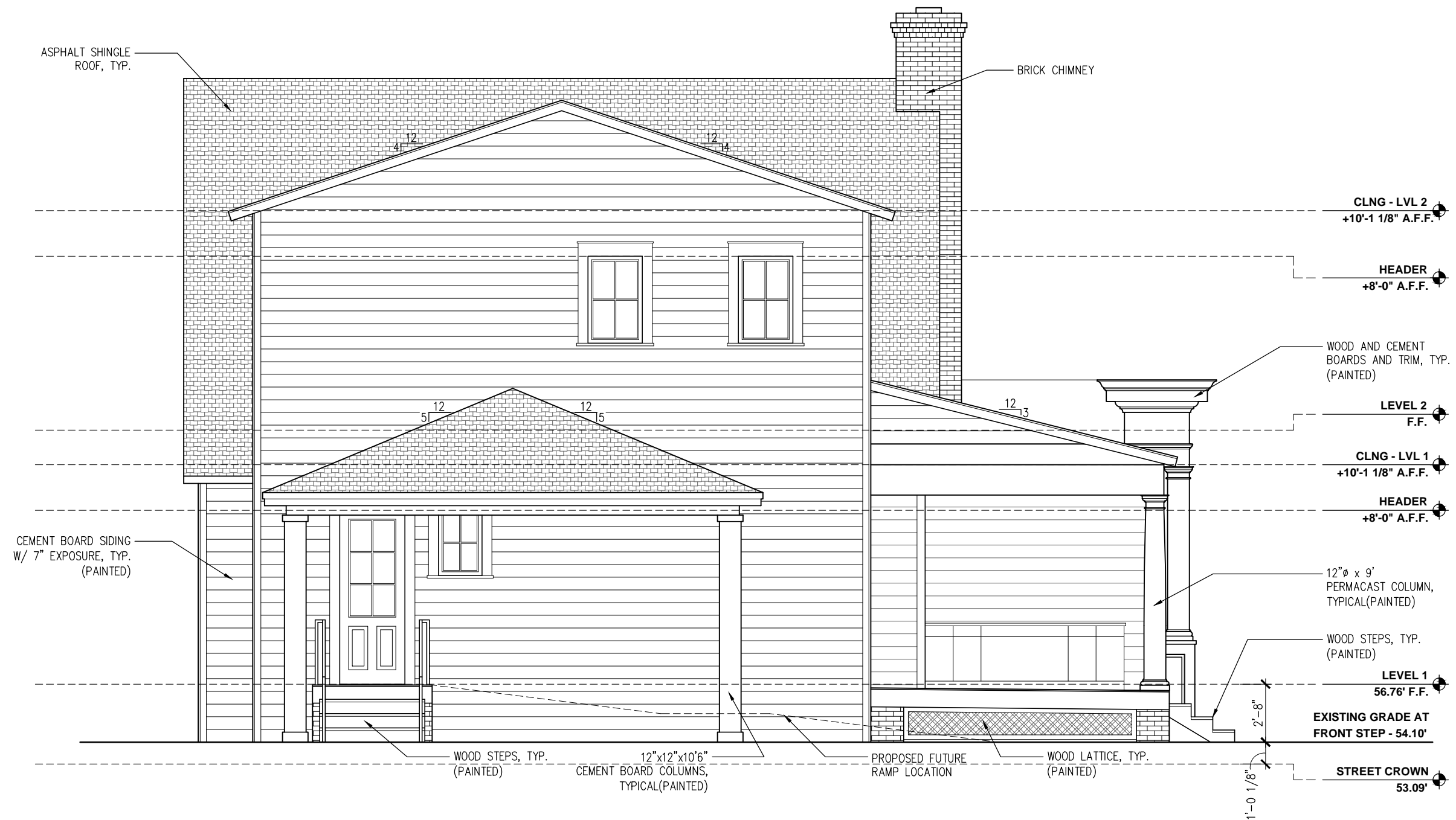


PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

3.9.16
835 COLUMBIA
Paez Residence

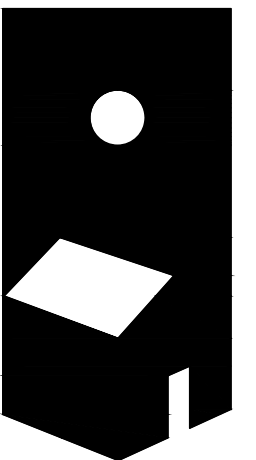


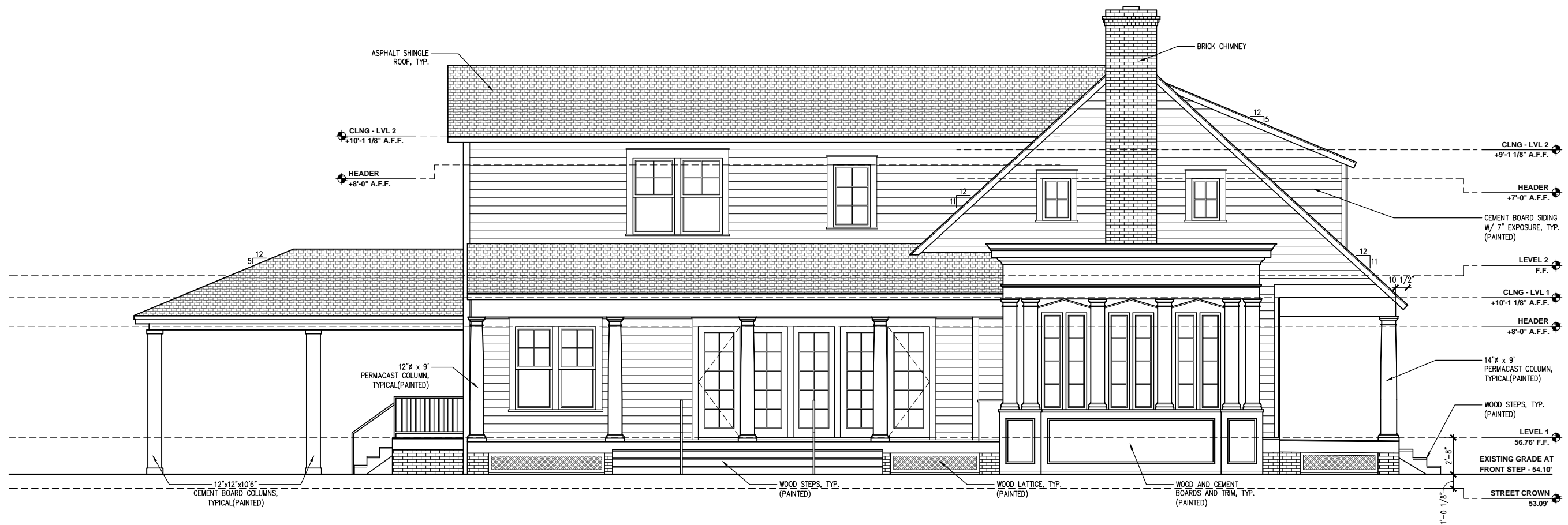


PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"

3.9.16
835 COLUMBIA
Paez Residence

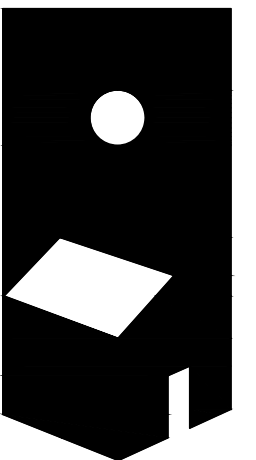


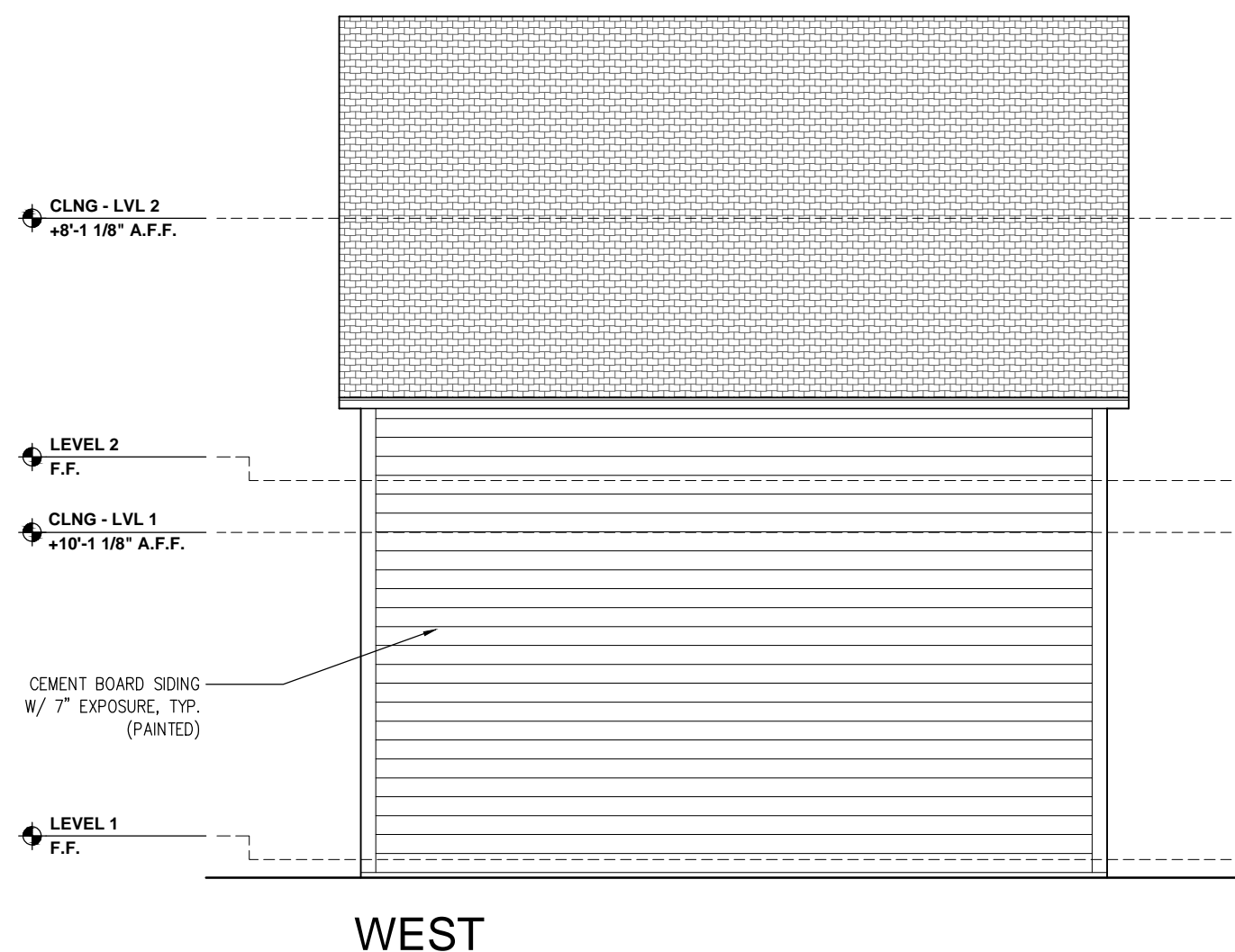
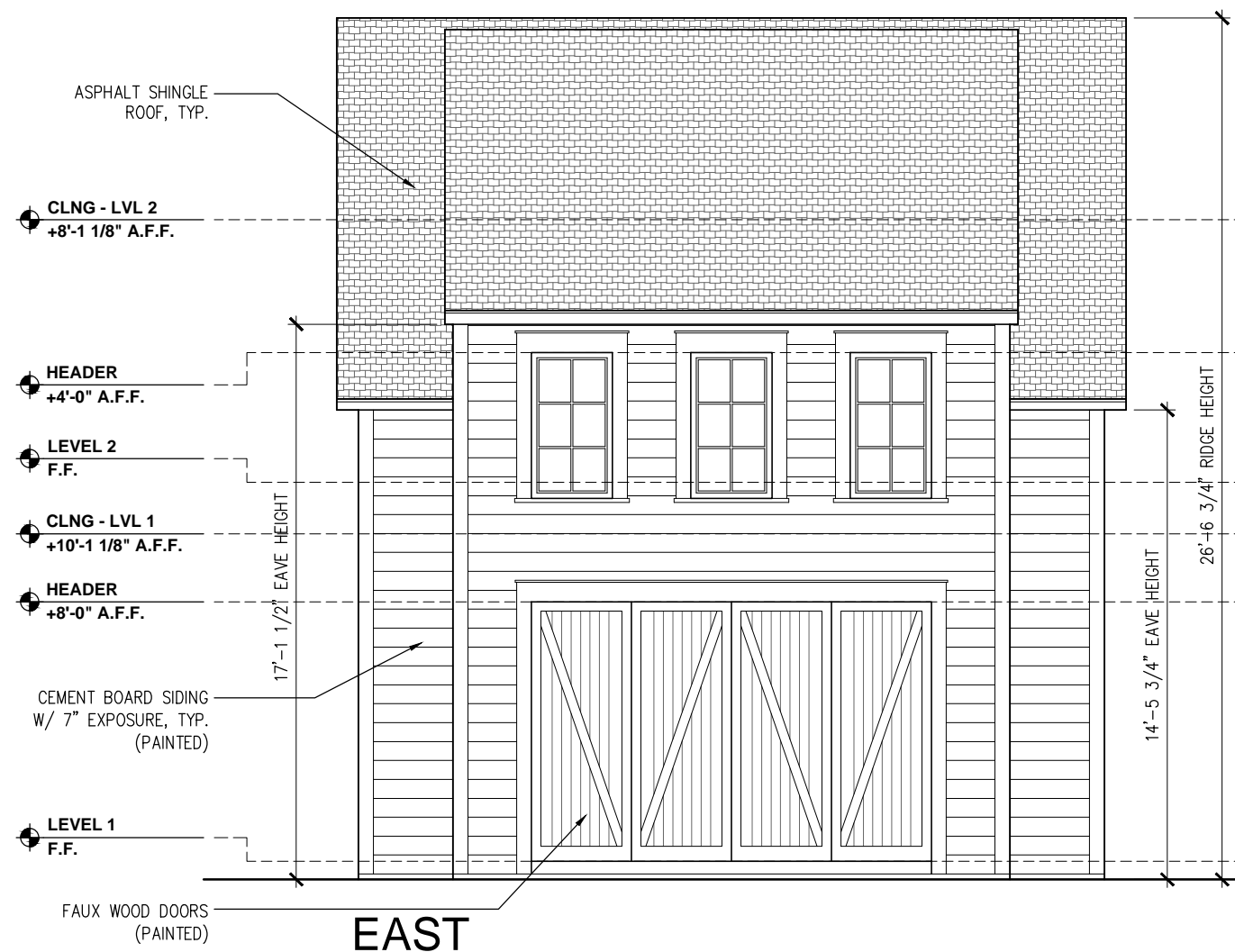


PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

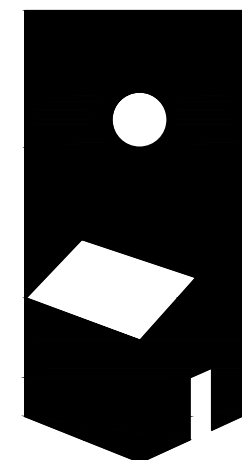
3.9.16
835 COLUMBIA
Paez Residence

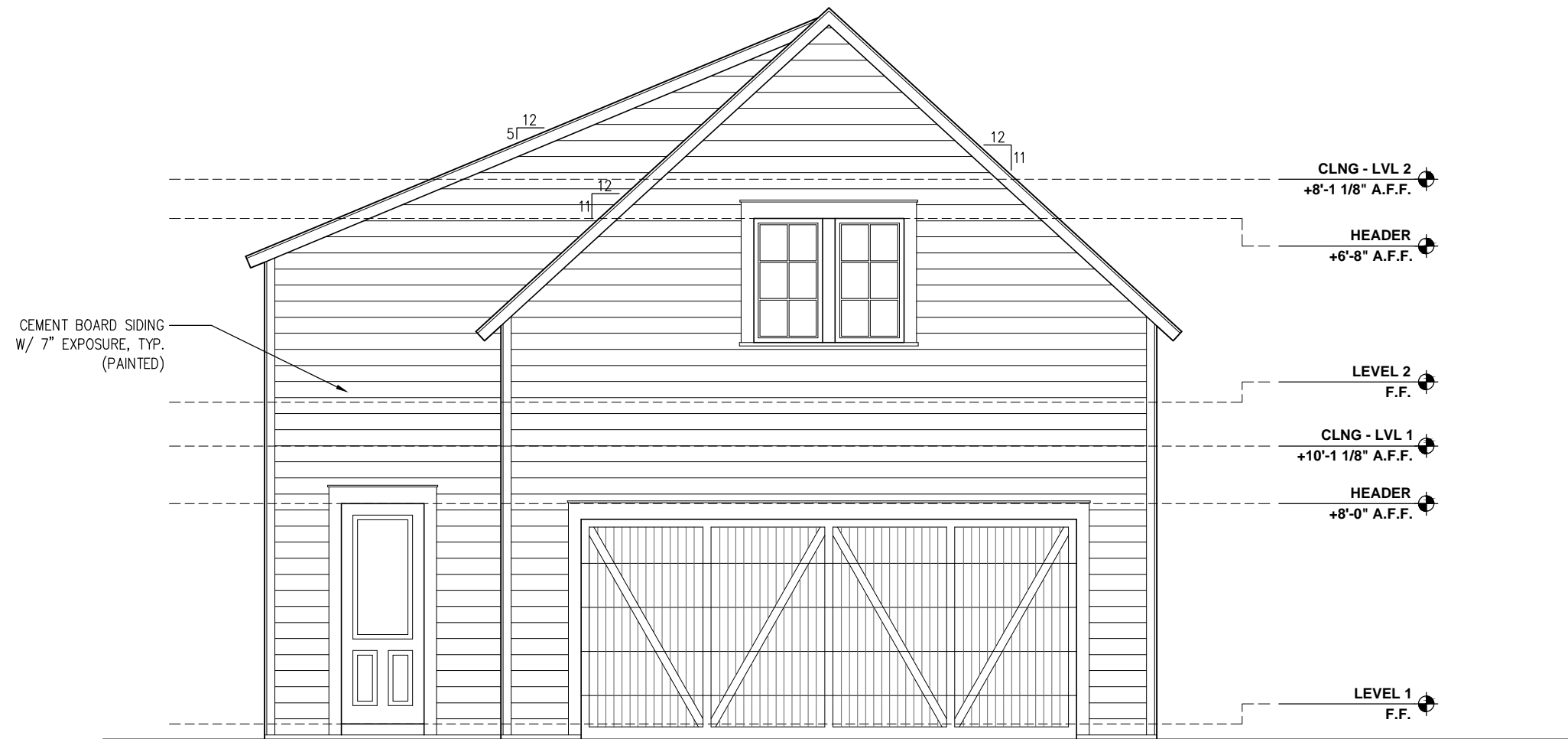




PROPOSED EAST & WEST ELEVATIONS - GARAGE
SCALE: 3/16" = 1'-0"

3.9.16
835 COLUMBIA
Paez Residence

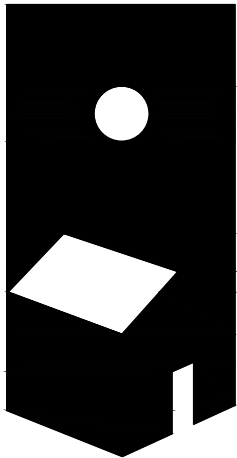


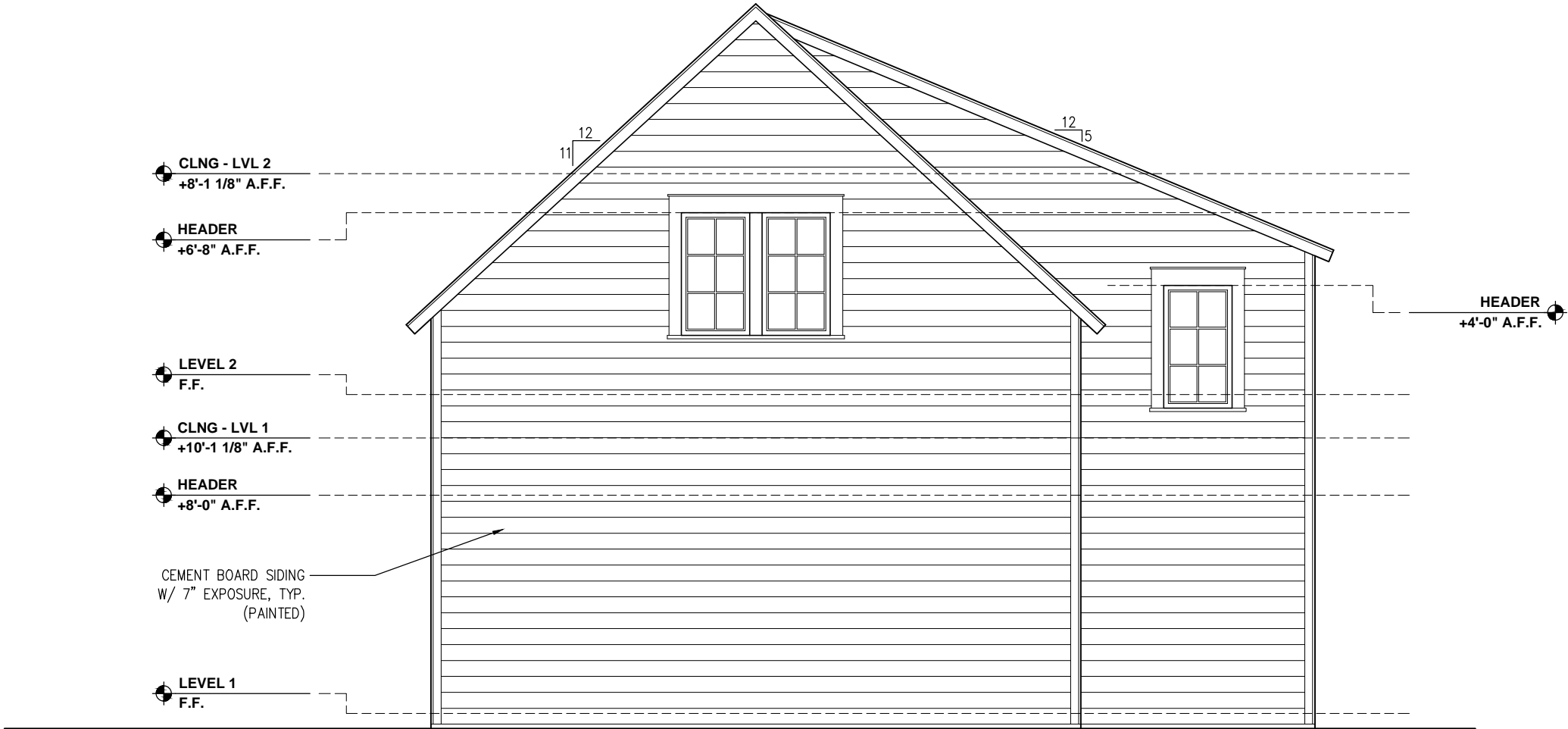


PROPOSED NORTH ELEVATION - GARAGE

SCALE: 3/16" = 1'-0"

3.9.16
835 COLUMBIA
Paez Residence

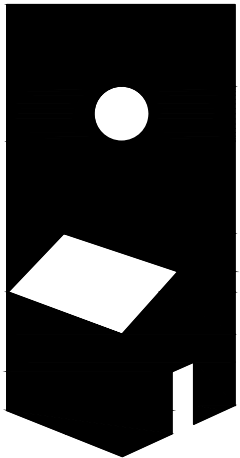


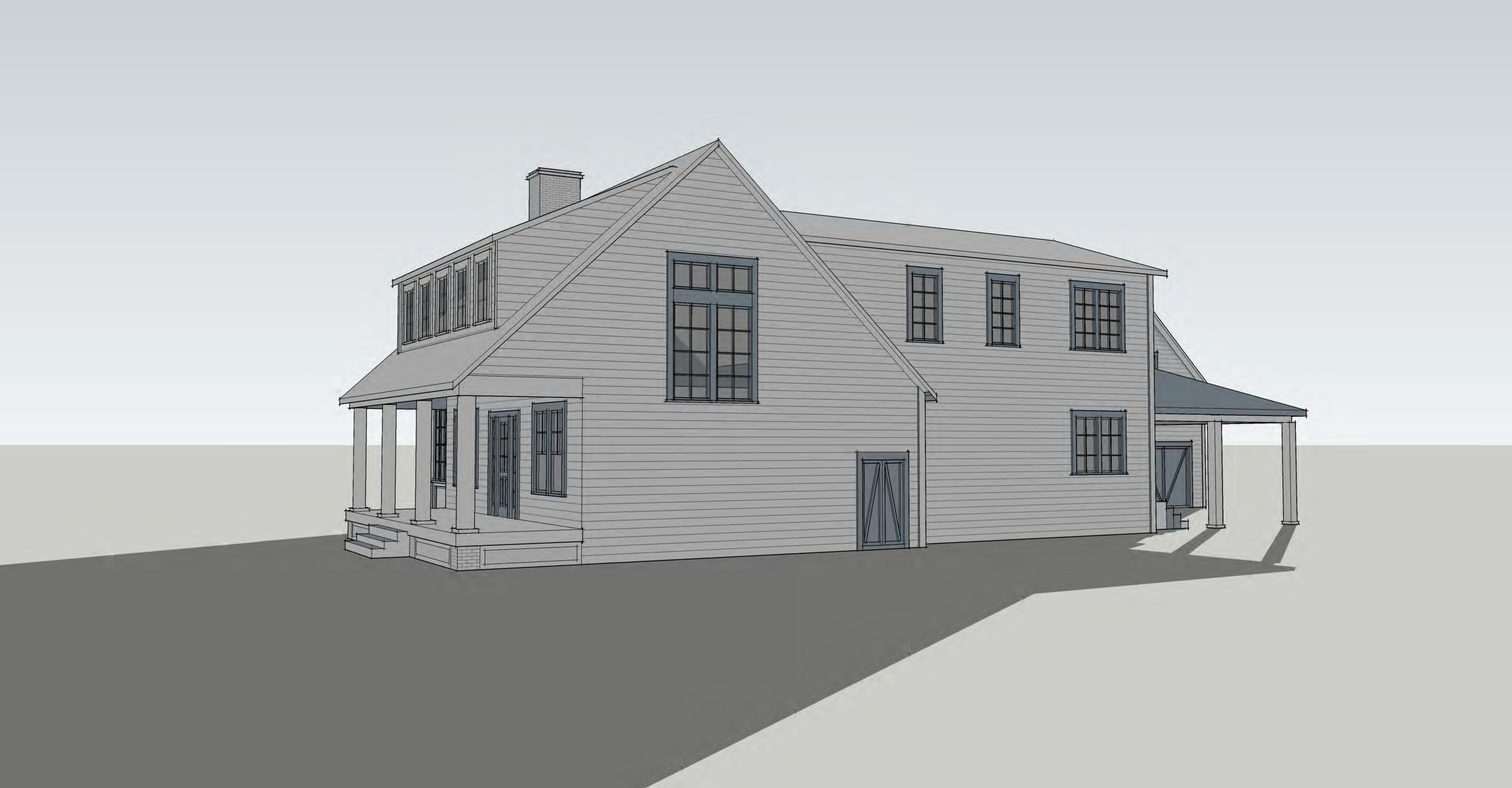


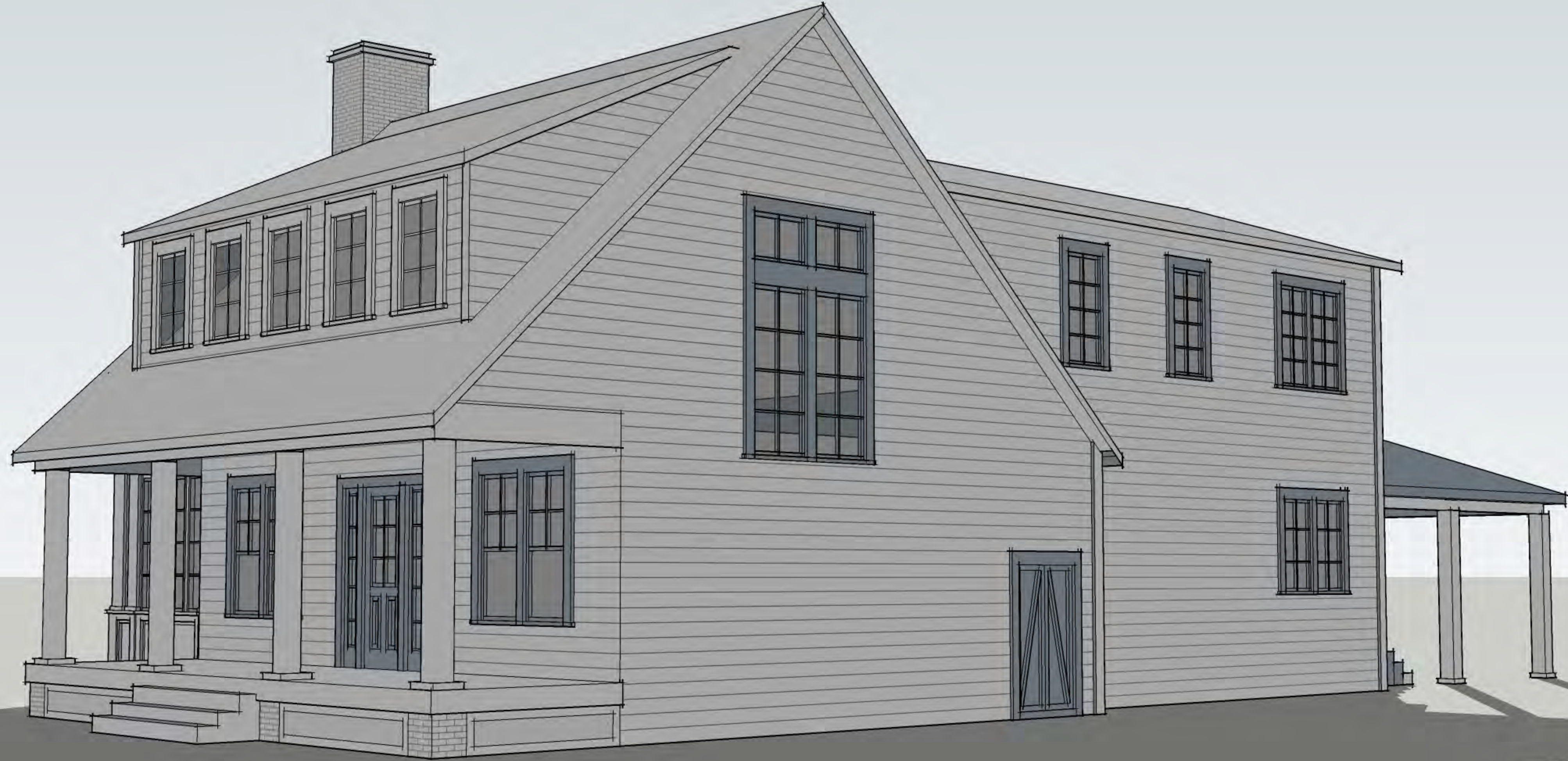
PROPOSED SOUTH ELEVATION - GARAGE

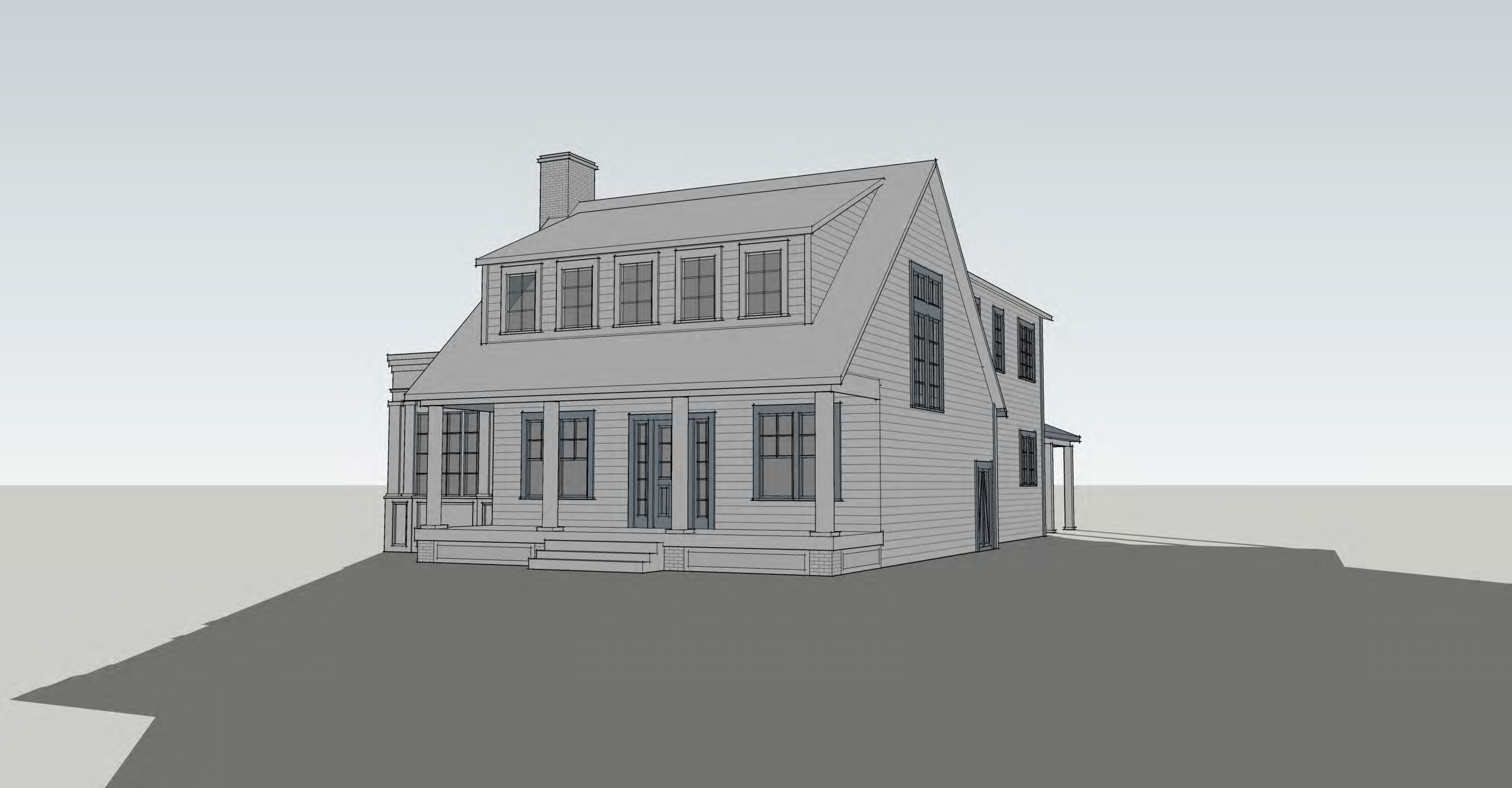
SCALE: 3/16" = 1'-0"

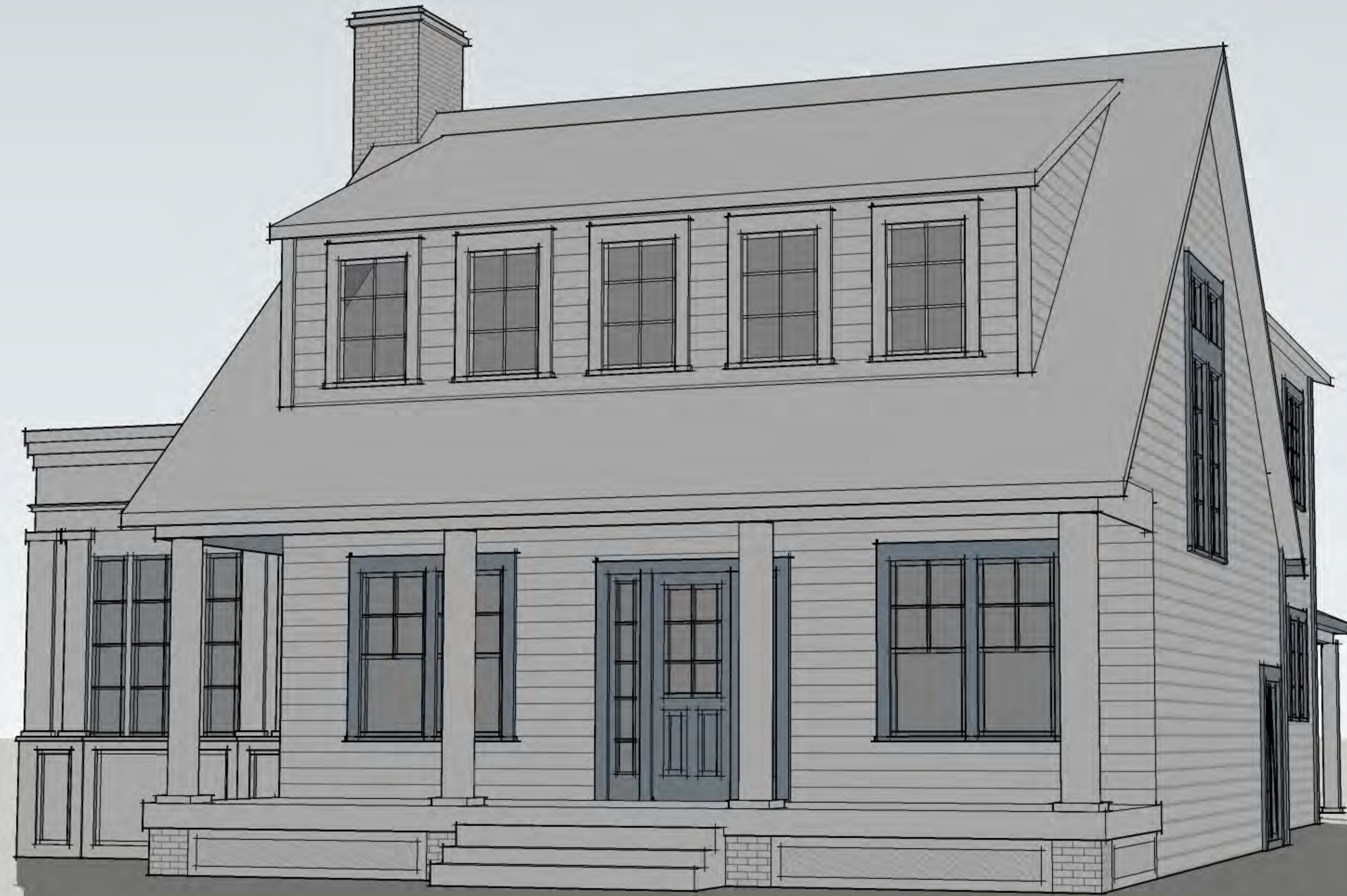
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Paez Residence

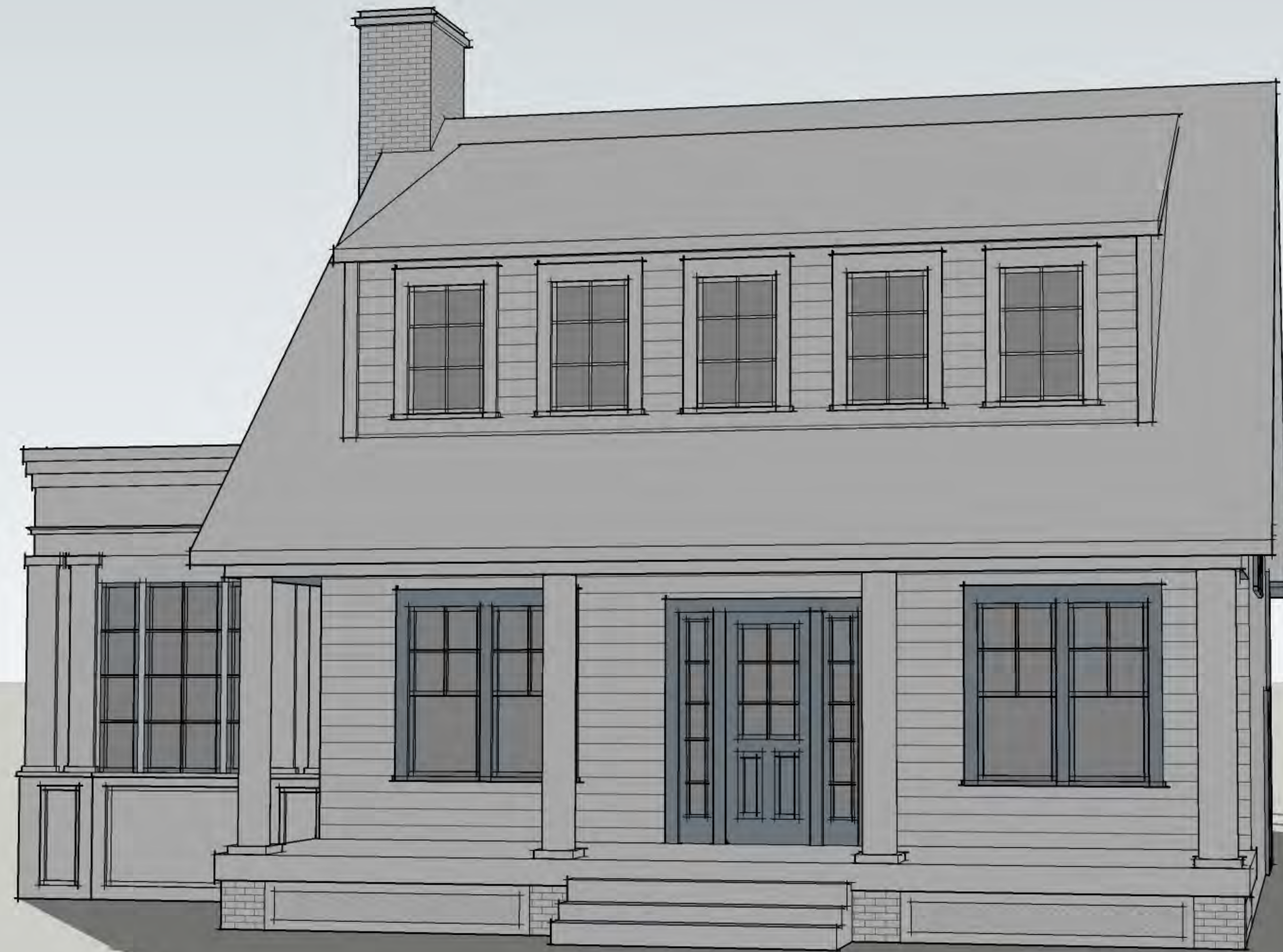


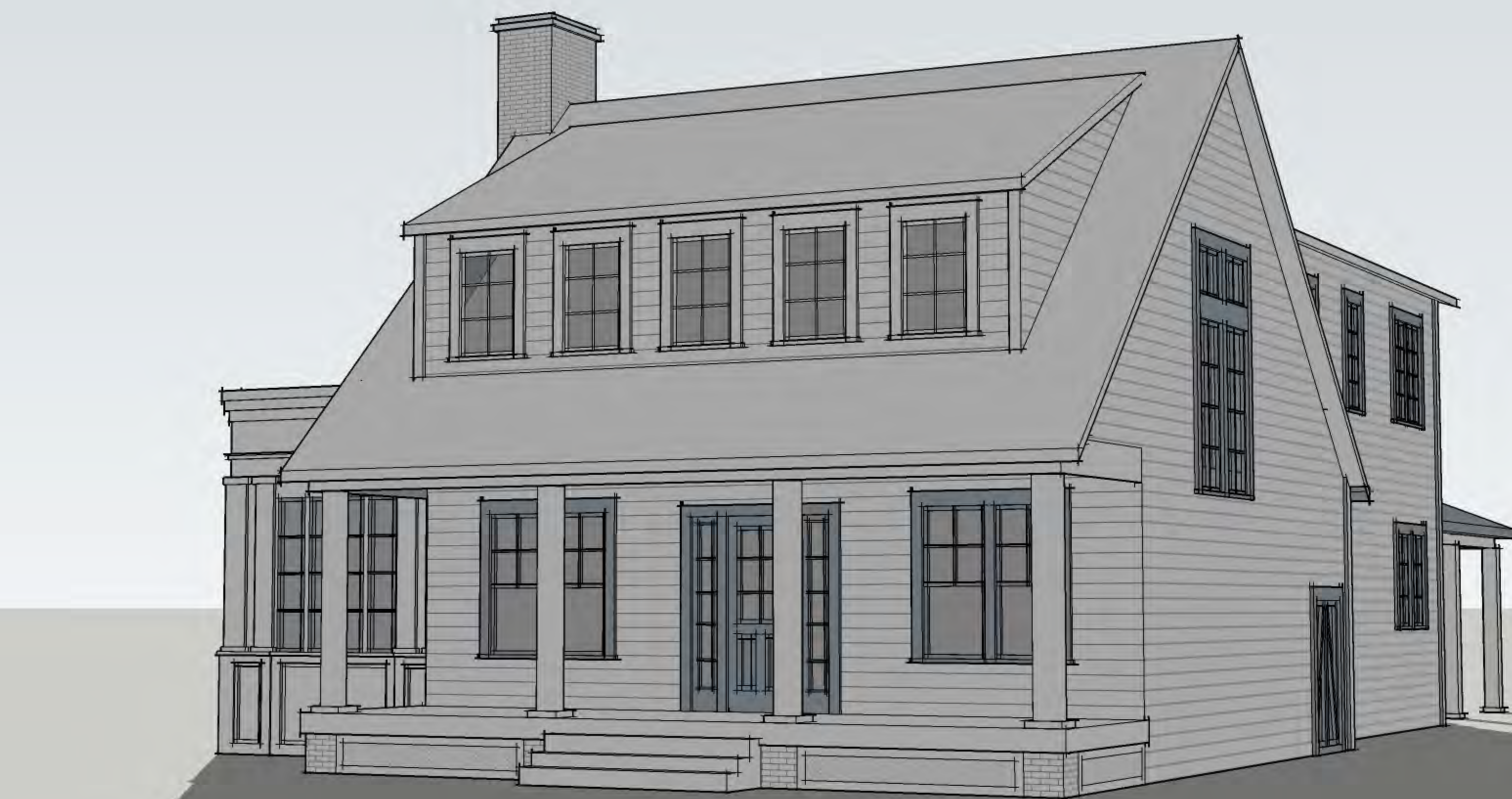


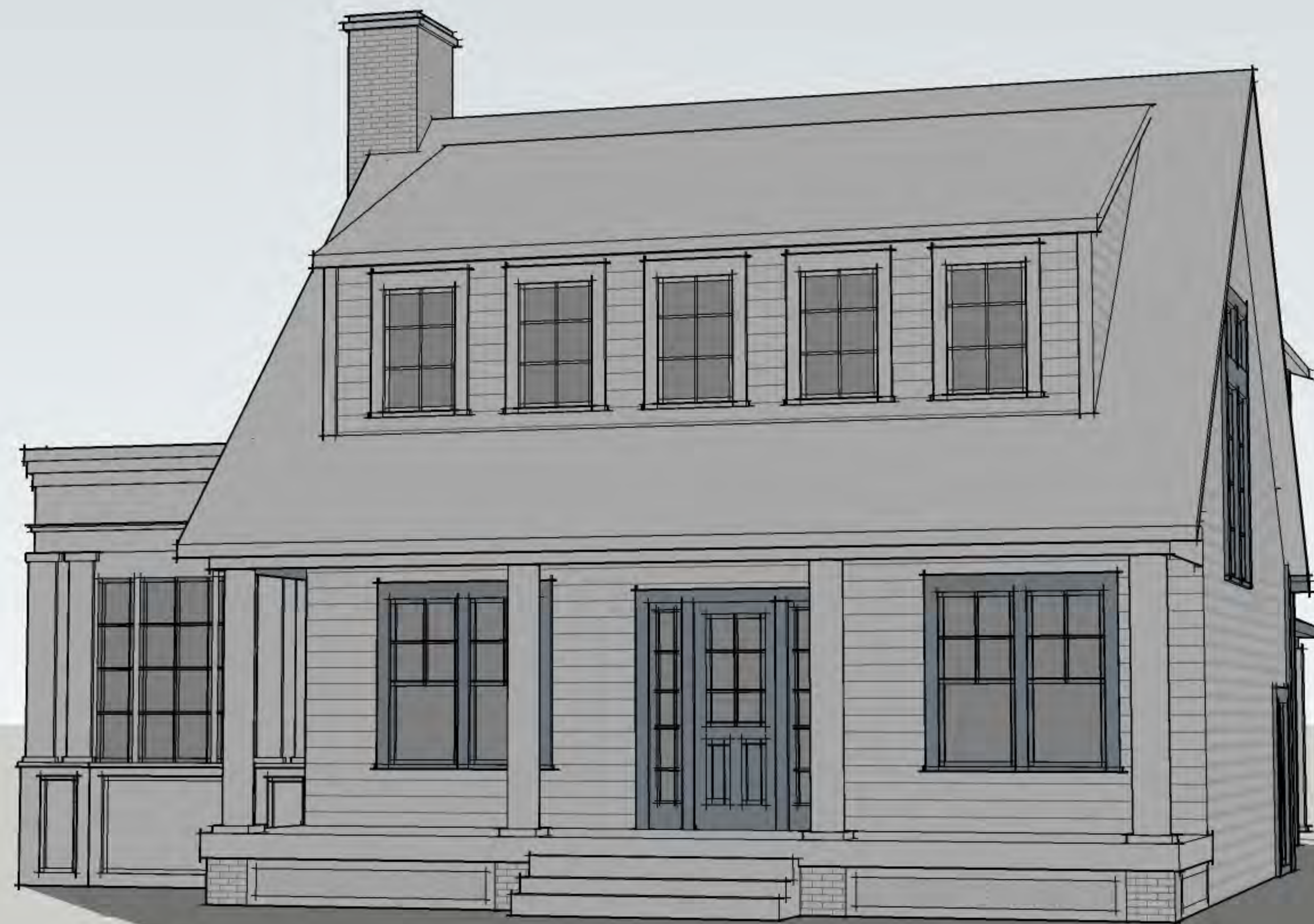
















CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Alexander Ridgway, Brickmoon Design, for Thomas and Rachel Paez, owners

Property: 835 Columbia Street, Lots 2& 3, Block 250, Houston Heights Subdivision. The property includes a 2,429 square foot, two-story wood frame single-family residence and detached garage situated on a 13,200 square foot (100' x 132') interior lot.

Significance: Noncontributing altered bungalow residence, constructed circa 1980, located in the Houston Heights Historic District South. The noncontributing structure will be demolished.

Proposal: New Construction – Construct a new two-story 3,758 residence and new detached two-story 1,219 square foot garage.

- Residence will have an overall width of 45.5', depth of 90.5', and a ridge height of 30.5'
- Garage will have a width of 23', a depth of 32.5', and a ridge height of 26.5'

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 2 and 3

HAHC Action: Deferred

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

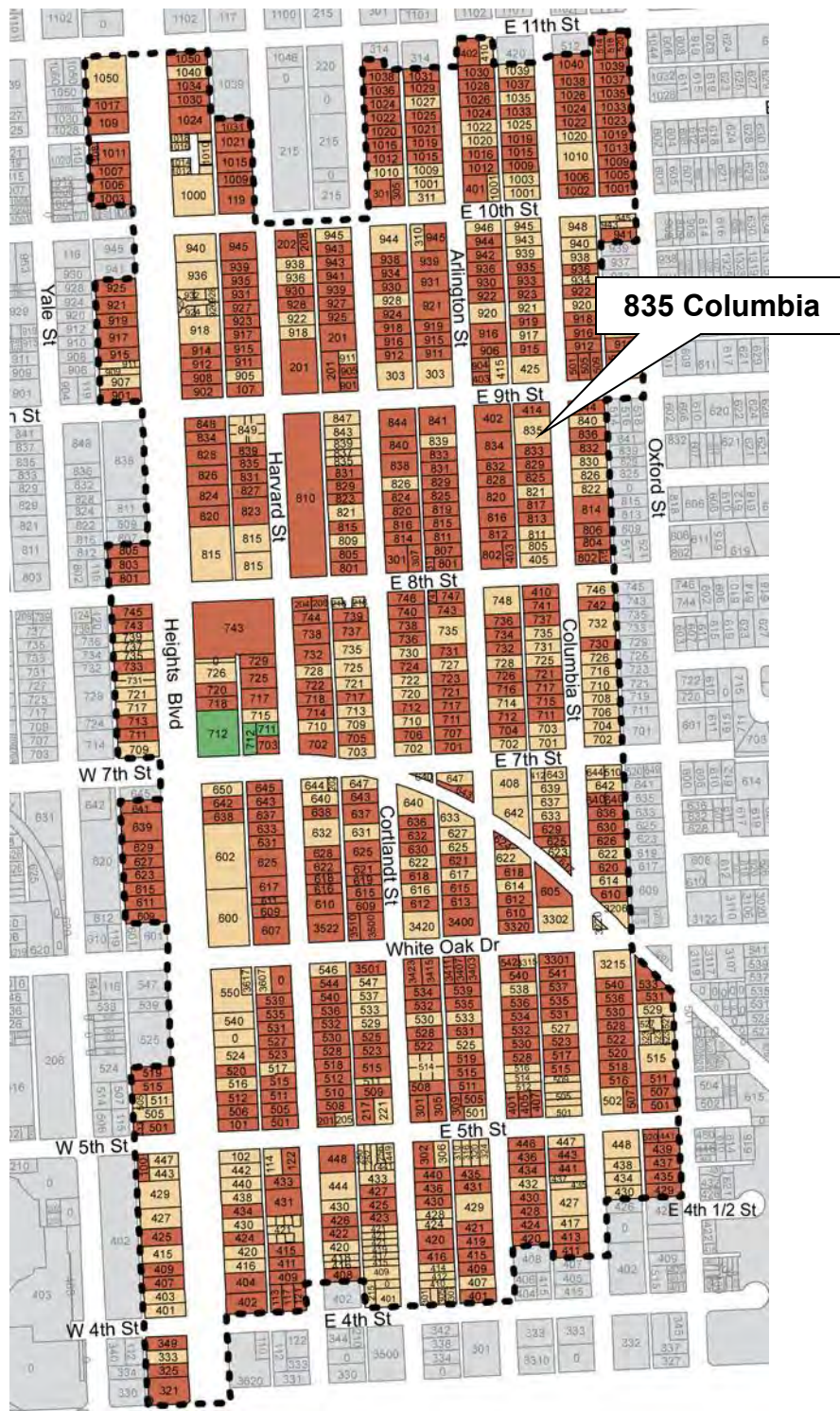
S - satisfies D - does not satisfy NA - not applicable

- ☒ ☐ ☐ (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- ☐ ☒ ☐ (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- The exterior features of the proposed residence are not compatible with the existing contributing structures in the context area. The proposed divided-lite windows are not typically found in the context area; contributing houses in this area have a simpler lite-pattern. The proposed 12'-0¼" wide by 18'-0" deep one-story southern extension of the house, located 1'-7" back from the front wall, features a design not found on contributing structures in the area. The configuration of columns, panels, parapet, and flat roof of this side extension is style more commonly found on Greek Revival architecture, which is not present within the context area or on the remainder of the proposed structure. In order to meet criteria, this side extension should be clad in a more appropriate manner and design (such as lap siding), should have a more compatible roofline, and 1-over-1 windows.
- ☐ ☒ ☐ (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- The proposed new residence is not in scale with the other contributing structures in the context area. Although the 32'-8" width of the main portion of the house falls within the typical range for contributing structures, the addition of a proposed 12'-0¼" wide by 18'-0" deep one-story southern extension located only 1'-7" back from the front wall of the house creates a total width of 45'-2½". This exceeds the typical width of 28'-33' found in the context area. Based on Sanborn maps, aerial photos, and other research, staff has found no evidence to suggest that larger lots contain wider structures in the context area. The proposed flat roof is not compatible with other contributing structures in the context area. In order to meet criteria, the overall width of the proposed structure should be reduced and the roof should have a more compatible pitch.
- ☒ ☐ ☐ (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories may be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



NEIGHBORING PROPERTIES



414 E 9th – Contributing – 1910



844 Columbia – Contributing – 1910



833 Columbia – Contributing – 1910



840 Columbia – Noncontributing – 2004



829 Columbia – Contributing – 1910



832 Columbia – Contributing – 1920

3D RENDERING

PROPOSED



3D RENDERING

PROPOSED



EAST ELEVATION – FRONT FACING COLUMBIA STREET

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



NORTH SIDE ELEVATION

PROPOSED



WEST (REAR) ELEVATION

PROPOSED



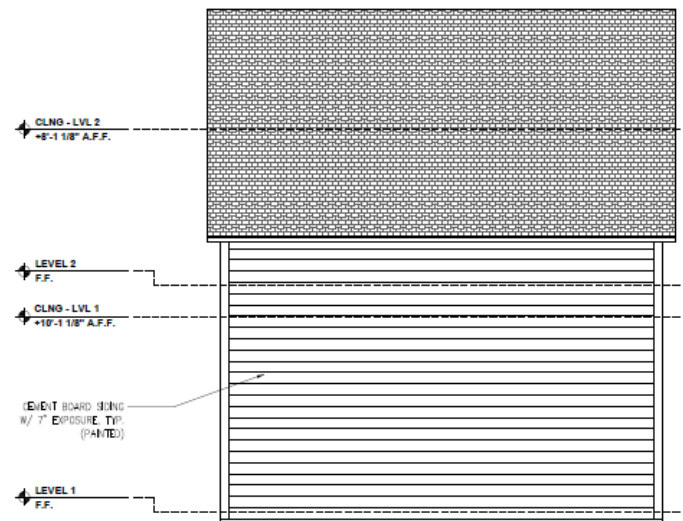
GARAGE ELEVATIONS

PROPOSED

EAST (FRONT)



WEST (REAR)



GARAGE ELEVATIONS

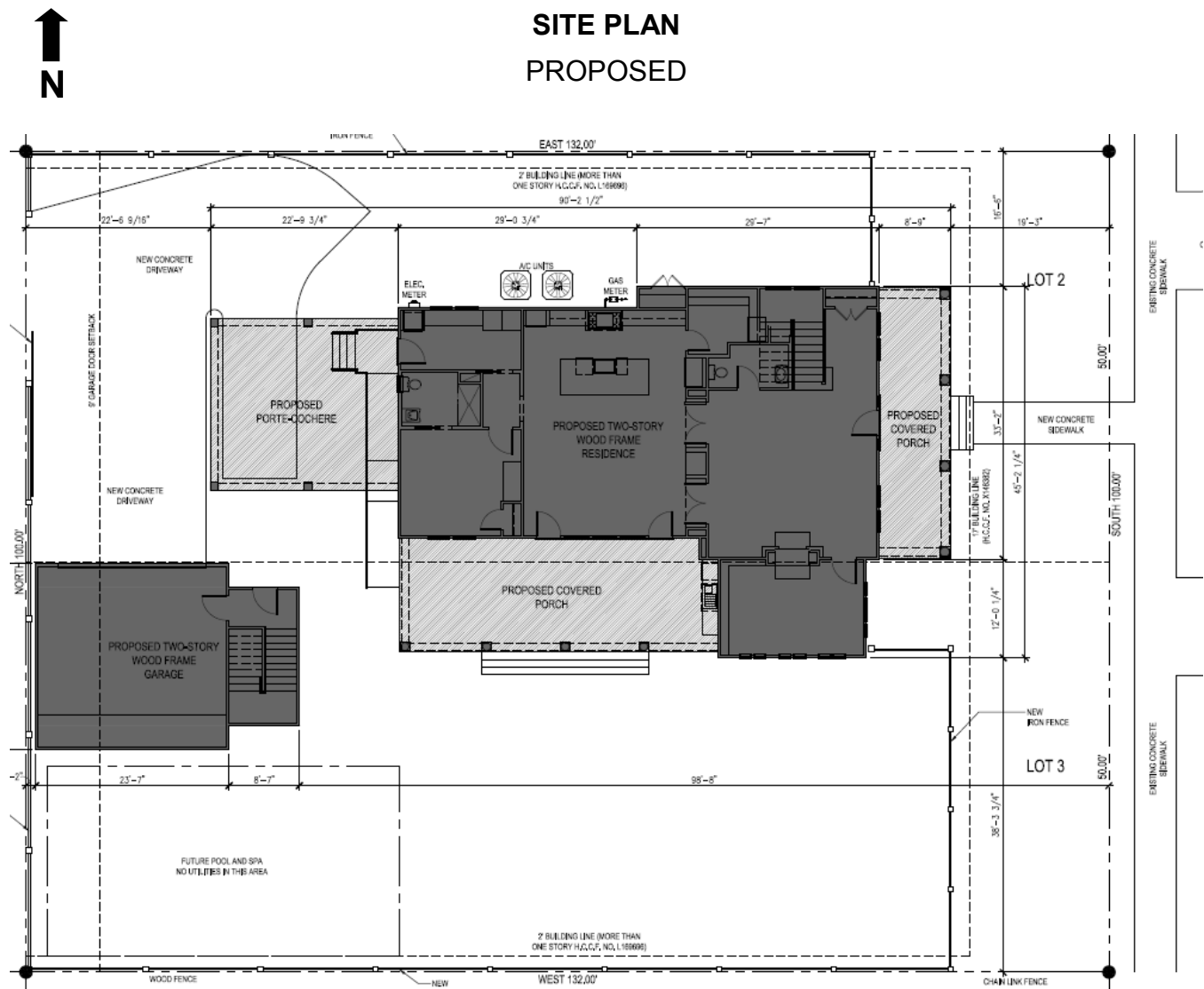
PROPOSED

NORTH SIDE



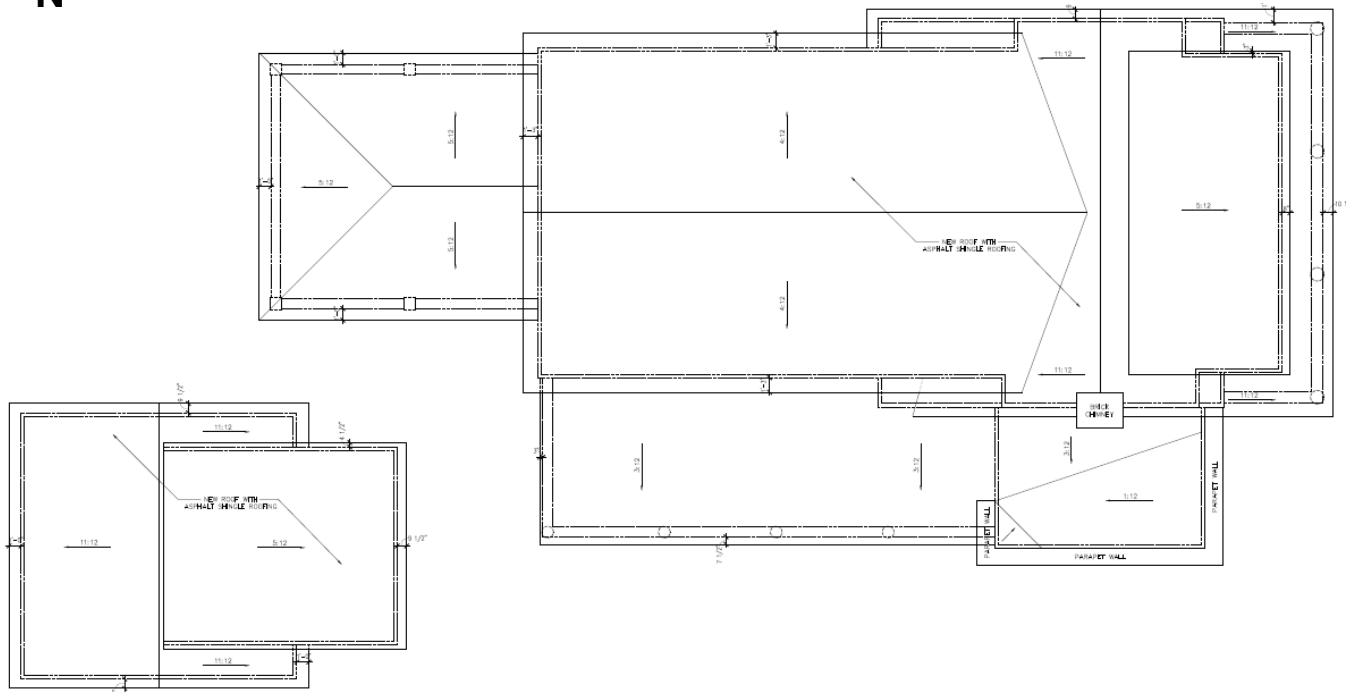
SOUTH SIDE







ROOF PLAN PROPOSED

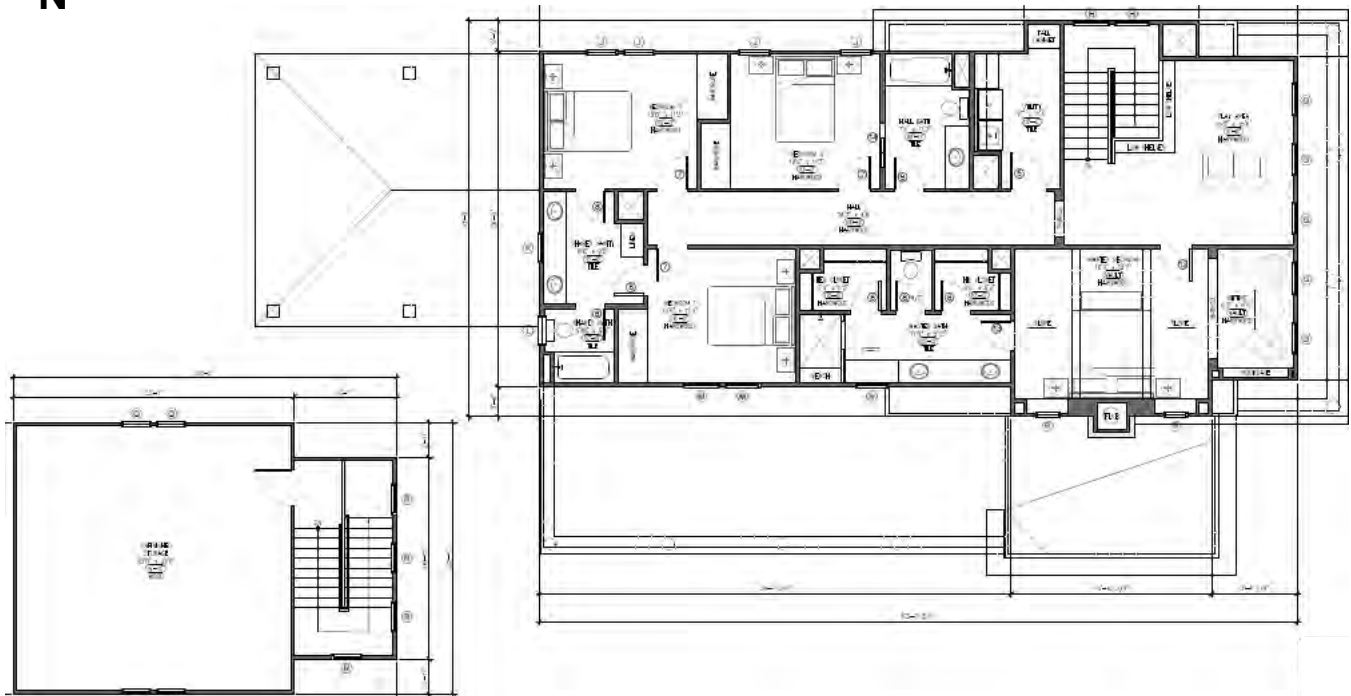






SECOND FLOOR PLAN

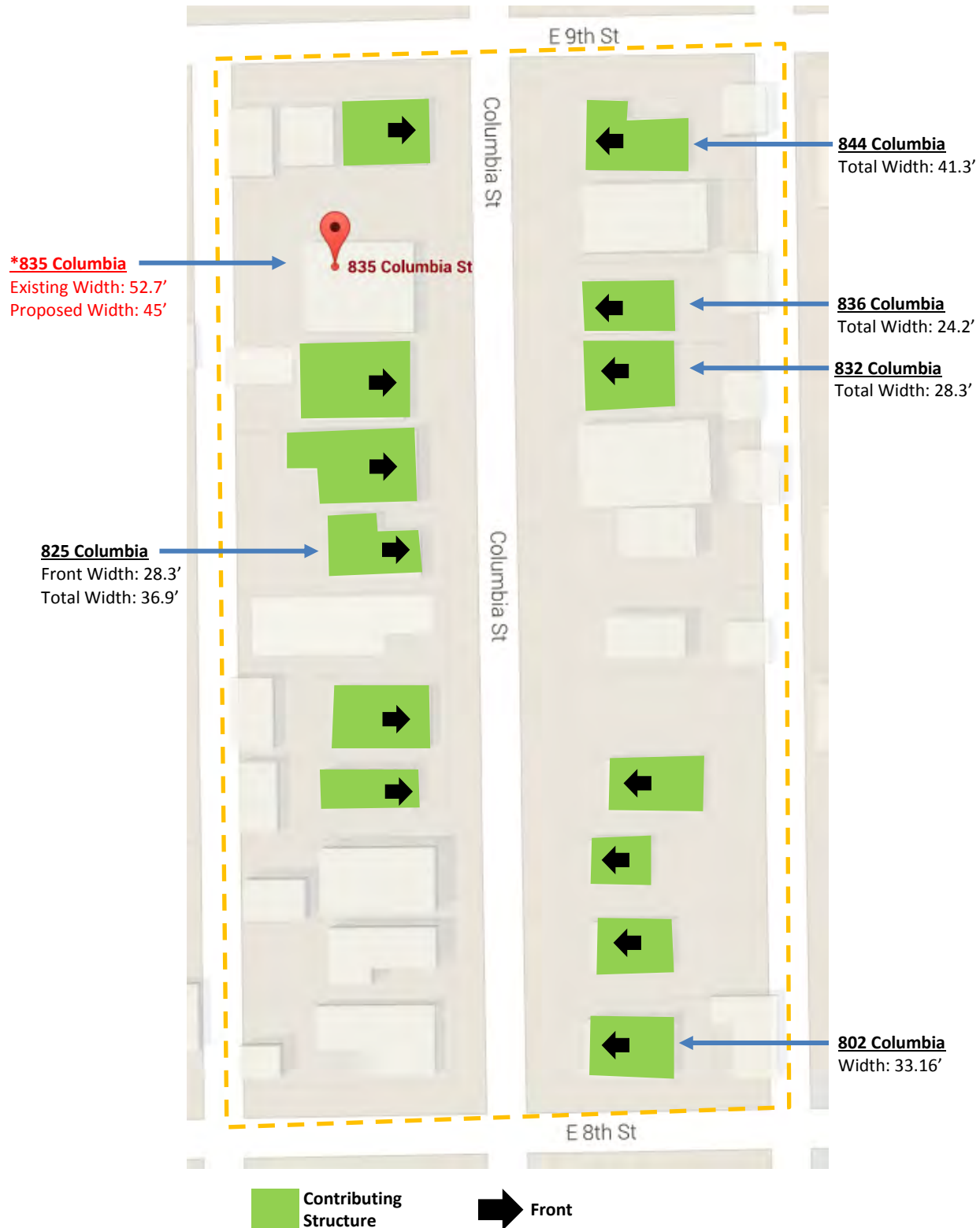
PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
(A)	6	2'-8"	8'-0"	DOUBLE HUNG	LIVING, GUEST BEDROOM, 4/1, NEW WOOD WINDOW
(B)	2	3'-0"	7'-0"	FIXED	STAIR LANDING, 8 LITE, NEW WOOD WINDOW
(C)	2	2'-8"	5'-0"	CASEMENT	MUD ROOM, 6 LITE, NEW WOOD WINDOW
(D)	1	2'-0"	3'-0"	CASEMENT	ACCESSIBLE BATH, 4 LITE, NEW WOOD WINDOW
(E)	8	1'-6"	7'-0"	CASEMENT	OFFICE, 4 LITE, NEW WOOD WINDOW
(F)	1	3'-0"	7'-0"	CASEMENT	OFFICE, 8 LITE, NEW WOOD WINDOW
(G)	5	2'-8"	4'-4"	CASEMENT	MASTER SITTING, PLAY AREA, 16 LITE, NEW WOOD WINDOW
(H)	2	3'-0"	2'-0"	FIXED	STAIR LANDING, 2 LITE, NEW WOOD WINDOW
(J)	4	2'-8"	5'-6"	CASEMENT	BEDROOM 2, BEDROOM 3, 8 LITE, NEW WOOD WINDOW
(K)	1	2'-6"	4'-0"	FIXED	SHARED VANITY, 4 LITE, NEW WOOD WINDOW
(L)	1	2'-6"	4'-0"	CASEMENT	SHARED BATH, 2x6 WALL, 4 LITE, NEW WOOD WINDOW
(M)	2	3'-0"	5'-0"	DOUBLE HUNG	BEDROOM 1, 4/1, NEW WOOD WINDOW
(N)	1	2'-8"	4'-6"	CASEMENT	MASTER BATHROOM, 6 LITE, NEW WOOD WINDOW
(P)	2	2'-0"	3'-0"	FIXED	MASTER BEDROOM, 4 LITE, NEW WOOD WINDOW
(Q)	4	2'-6"	4'-6"	CASEMENT	UNFINISHED STORAGE, 8 LITE, NEW WOOD WINDOW
(R)	4	2'-6"	4'-6"	FIXED	GARAGE STAIR, 6 LITE, NEW WOOD WINDOW
DOOR SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
(1)	1	3'-0"	8'-0"	EXTERIOR	FRONT DOOR W/ 15" SIDE LIGHTS EACH SIDE
(2)	8	3'-0"	8'-0"	EXTERIOR	DINING, 2 OPERABLE, 6 FIXED
(3)	1	3'-0"	8'-0"	EXTERIOR	MUD ROOM
(4)	1	(2)2'-0"	6'-8"	EXTERIOR	GARDEN STORAGE
(5)	3	3'-0"	8'-0"	INTERIOR	GUEST BEDROOM, OFFICE, UTILITY
(6)	2	3'-0"	6'-0"	POCKET DOOR	ACCESSIBLE BATH, MUD ROOM
(7)	4	2'-8"	5'-0"	INTERIOR	POWDER ROOM, BEDROOM 1, BEDROOM 2, BEDROOM 3
(8)	9	2'-6"	6'-0"	INTERIOR	GUEST BED CLOS., PANTRY, HALL BATH, MASTER BATH, SHARED BATH
(9)	2	(2)2'-6"	6'-0"	INTERIOR	LIVING ROOM, FULL-LITE FRENCH DOORS
(10)	1	(2)2'-0"	8'-0"	INTERIOR	ENTRY, DOUBLE DOOR
(11)	2	3'-0"	8'-0"	EXTERIOR	GARAGE
(12)	1	2'-8"	6'-8"	INTERIOR	MASTER BEDROOM
(13)	1	2'-6"	6'-8"	INTERIOR	MASTER BATHROOM
(14)	1	2'-6"	8'-0"	POCKET DOOR	HALL BATH

STAFF CONTEXT MAP



PROJECT DETAILS

Shape/Mass: The proposed 3,758 square foot 1½-story residence will have a maximum width of 45'-2¼" and a maximum depth of 90'-2½". The proposed residence will have a ridge height of 30'-6". The front wall of the house will be 32'-8". An 8'-0" deep front porch will span the 32'-8" front wall. The porch will include four 14" x 9'-0" round columns. A 12'-0¼" wide by 18'-0" deep one-story portion of the house will extend towards the south. This extension will be located 1'-7" back from the front wall.

The proposed garage will be 22'-9" wide by 32'-2" deep and will have a ridge height of 26'-6¾". The garage will include an enclosed staircase located on the front of the garage. The 16'-11" wide by 8'-7" deep portion of the garage will be centered 2'-11" from the north and south walls. See drawings for more detail.

Setbacks: The proposed residence has a south (front) setback of 19'-3"; a south side setback of 38'-3¾"; a north side setback of 16'-6"; and a north (rear) setback of 16'-6".

The proposed garage has a south (front) setback of 98'-8"; a south side setback of 27'-1"; a north side setback of 50'-2"; and a north (rear) setback of 1'-2". See drawings for more detail.

Foundation: The proposed residence will have a pier and beam foundation with a finished floor height of 2'-8". The proposed garage will have a concrete slab on grade foundation with a 6" finished floor height. See drawings for more detail.

Windows/Doors: The proposed residence and garage will have a combination of double-hung, fixed, and casement windows. The double-hung windows will have a 4-over-1 lite pattern while the fixed and casement windows will have a divided-lite pattern. All windows will be wood and have a recessed mounting profile. See drawings and window/door schedule for more detail.

Exterior Materials: The house and garage will be clad in cementitious lap siding with a 7" reveal. The one-story extension will be clad with wood and cementitious panels and trim. The proposed columns will be permacast. The front steps will be wood. See drawings for more detail.

Roof: The proposed residence has a side gable roof with a pitch of 11:12 and an eave height of

Front Elevation: The proposed front elevation features two portions, the main front wall and a southern extension.
(East) A full width porch extends the width of the front wall and is supported by four columns. A centered door flanked by sidelites is itself flanked symmetrically by a pair of windows to either side. A shed roof dormer with five windows punctuates the main roof. To the south, a one-story extension features a pair of end columns with a centered three part window with a pediment. A built up cornice acts a parapet to conceal the low pitched roof behind. A brick chimney rises between the main portion of the structure and the southern extension.

The proposed front elevation of the garage will have a centered garage door on the first story and three windows in the dormer on the second story. See drawings for more detail.

Side Elevation: The proposed south elevation features the side of the front porch. A single set of doors is located
(South) on the first story while a pair of windows topped by a transom is located on the second. To the rear, a single pair of windows is located on the first story while two windows and an additional pair of windows is located on the second story. An attached carport is located at the rear.

The proposed garage will have no fenestration on the first story and three windows on the second story. See drawings for more detail.

Side Elevation: The proposed north elevation features the side of the front porch. On the first story, the side of the southern extension features a pair of end columns with three windows all topped by pediments. A built up cornice acts a parapet to conceal the low pitched roof behind. The second story has two windows flanking the chimney. Towards the rear, the first story includes a side porch with three full height windows and two doors. A additional pair of windows is located at the rear. The second story has a single window followed by an additional pair of windows at the rear. An attached carport is located at the rear.

(North)

The proposed garage has a garage door and pedestrian door located on the first story and a pair of windows on the second story. See drawings for more detail.

Rear Elevation: The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.

(West)